

**TOWN OF EATON
PLANNING BOARD
January 11, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, January 11, 2023. Present were Chairman Dennis Sullivan, Judy Wilson, Kevin Conklin, John Hedden, Stanley Dudrick and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:30 pm.

Preliminary Discussion – Choremi

Michael & Joanie Choremi met with the Board to discuss a possible subdivision of property on Potter Road (R01-001). Michael Choremi noted that they have three lots currently and that they are interested in creating a fourth lot. Chairman Sullivan explained that each lot will be required to have a minimum of 200 feet of frontage on a road built to Town specifications. Michael Choremi questioned whether a dirt right of way could be constructed to obtain the road frontage and Chairman Sullivan noted that it would be a private road that would have to meet Town requirements. Chairman Sullivan noted that the minimum lot size would be dependent on soil types but that the general County soil maps indicate a lot would need to be 2-1/2 to 3 acres. Chairman Sullivan explained that site specific soil mapping would be required to determine the actual soil types and lot size. Michael Choremi questioned the process going forward. Chairman Sullivan noted that a surveyor is needed to proceed but that additional preliminary discussions can be held with the Planning Board. Chairman Sullivan explained that once plans have been generated by the surveyor, formal application must be made with the Planning Board to move forward with Public Hearings and approvals.

**Public Hearing – Subdivision
Tracie Kittredge (Continued)**

At 6:56 pm, Chairman Sullivan re-opened the Public Hearing on an application from Tracie Kittredge for a two-lot subdivision at 114 Thompson Hill Road (R11-042).

Ron Briggs gave an overview of the revised plan and noted that the new lot is now 5.37 acres based on soil types shown on the County soil maps. Judy Wilson questioned where the boundary line is for the Goslee property. Ron Briggs showed the boundary line between the proposed lot and the Goslee property.

At 7:06 pm, Chairman Sullivan opened the Public Hearing for public comment. There being none, Chairman Sullivan closed the Public Hearing at 7:08 pm.

The Board considered the waiver request to Section 4.06.e of the Subdivision Regulations permitting the Board to waive the Site Specific Soil Map requirements of lots greater than five acres. ***Stan Dudrick made a motion, seconded by Kevin***

Conklin, to approve the waiver for the Site Specific Soil Map requirement. Motion unanimously carried by roll call vote.

The Board conducted a finding of fact and found that the application meets all requirements. ***Kevin Conklin made a motion, seconded by Judy Wilson, to approve the two-lot subdivision based on the finding of facts. Motion unanimously carried by roll call vote.***

Review of Minutes

The Board reviewed and amended the Minutes of December 14, 2022. ***Stan Dudrick made a motion, seconded by John Hedden, to adopt the Minutes as amended. Motion unanimously carried by roll call vote.***

Select Board Report

Ed Reilly gave an update on the Select Board and noted that the Board is focusing on the 2023 budget.

Conservation Commission Report

Chairman Sullivan gave an update on the Conservation Commission and explained that the Commission is meeting with potential growers for the blueberry fields. Chairman Sullivan noted that the Commission has formed a sub-committee to focus on fund raising to cover operating costs.

Public Hearing – Site Plan Review

John Edge & Community Church of Eaton (Continued)

At 7:32 pm, Chairman Sullivan re-opened the Public Hearing on a Site Plan Review application from John Edge & Community Church of Eaton at 2371 Eaton Road (U01-008 & 010-A).

Joyce Blue explained that the walkway has been removed from the proposed parking area, which removes the condition of liability. Joyce Blue stated that all other conditions have now been met. The Board reviewed the revised site plan.

At 7:55 pm, Chairman Sullivan opened the Public Hearing for public comment. There being none, Chairman Sullivan closed the Public Hearing at 7:57 pm.

The Board conducted a finding of fact and found that the application meets all requirements. ***Kevin Conklin made a motion, seconded by Judy Wilson, to approve the application based on the finding of facts and to authorize Chairman Sullivan to sign plans out of session. Motion unanimously carried by roll call vote.***

Zoning Board of Adjustment Report

Stan Dudrick gave an update on the ZBA and noted that the Appeal from Administrative Decision was recessed until January 23rd.

Administration

Chairman Sullivan gave an overview of the site visit and subsequent discussions with John Perrie regarding his property on Lary Road. Chairman Sullivan noted that the proposed building is within the steep slope and ridgeline protection zones.

It was noted that a Shoreland Permit application has been received for George Diller on Crystal Lake Road.

Kevin Conklin made a motion, seconded by Judy Wilson, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:32 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
February 8, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, February 8, 2023. Present were Chairman Dennis Sullivan, Peter Klose, Judy Wilson, Kevin Conklin, John Hedden, Stanley Dudrick and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:30 pm.

Review of Minutes

The Board reviewed the Minutes of January 11, 2023. ***John Hedden made a motion, seconded by Peter Klose, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

Select Board Report

Ed Reilly gave an update on the Select Board and noted that the Board is focusing on the 2023 budget and that the Public Hearing on the budget is Thursday, February 9th at 6 pm.

Conservation Commission Report

Chairman Sullivan gave an update on the Conservation Commission and explained that the next Conservation Conversation will be held on Thursday, February 23rd.

Zoning Board of Adjustment Report

Stan Dudrick gave an overview of the two Public Hearings held on January 30th. The Board reviewed the two Notices of Decision issued by the ZBA.

Preliminary Discussion – Perrie

John Perrie met with the Board to discuss his property on Lary Road. John Perrie submitted maps depicting the steep slope and ridgeline areas of the property. John Perrie explained that he purchased the property 10 years ago and the intent was to build a house with a view of the lake. Chairman Sullivan noted that the house plans will have to conform to the requirements of the Ridgeline Protection Overlay Zone. John Perrie stated that he has looked at trees for screening and that there should be options for building. The Board reviewed the potential soil types and possible building locations. The Board and John Perrie agreed that there are other viable building locations for the

house. John Perrie will walk the property again prior to submitting applications to the Planning Board.

Administration

Chairman Sullivan read a proposed amendment to the Planning Board Rules of Procedure. Section III (Meetings) will be amended to state that the regular meeting will be held on the third Wednesday of the month.

The Board reviewed possible amendments for review this coming year. The Board reviewed maps showing wildlife habitat areas and discussed protecting areas around streams.

The Board discussed updates to the Master Plan.

John Hedden made a motion, seconded by Stan Dudrick, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:40 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
March 8, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, March 8, 2023. Present were Chairman Dennis Sullivan, Judy Wilson, Kevin Conklin, John Hedden, Stanley Dudrick and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:30 pm.

Review of Minutes

The Board reviewed and amended the Minutes of February 8, 2023. ***Kevin Conklin made a motion, seconded by John Hedden, to adopt the Minutes as amended. Motion unanimously carried by roll call vote.***

Select Board Report

Ed Reilly gave an overview of a recent incident at Town Hall and noted that there is training available on how to handle first amendment audits.

Conservation Commission Report

Chairman Sullivan gave an update on the Conservation Commission and explained that the Commission is working to secure a picker for the blueberry fields. Dennis Sullivan stated that the Commission has applied for a grant through the NH Fish & Game Department and that the Foss Mountain burn has been tentatively scheduled for Spring 2023.

Administration

Chairman Sullivan read a proposed amendment to the Planning Board Rules of Procedure. Section III (Meetings) will be amended to state that the regular meeting will be held on the third Wednesday of the month. ***Kevin Conklin made a motion, seconded by Judy Wilson, to adopt the proposed change. Motion unanimously carried by roll call vote.*** It was noted that the next Planning Board meeting will be held on April 19th.

Chairman Sullivan presented HB655 and noted that all Board members should read the Bill as it will directly affect Planning Boards and change the qualifications required for Soil Scientists.

Chairman Sullivan noted that Green Mountain Conservation Group will be sponsoring a presentation on culverts and crossings on the Saco River.

Zoning Ordinance Amendments

The Board reviewed a proposed amendment to the Wetland Conservation Overlay Zone. Stan Dudrick questioned whether the Town should adopt the State definition of a wetland. Chairman Sullivan noted that the proposed wetland buffer is to protect wildlife in those areas. John Hedden questioned whether the Town should require that septic systems be inspected when a property is sold. Chairman Sullivan noted that he is unsure as to whether Towns can require an inspection. The Board discussed whether the Conservation Commission should be involved in properties other than Town Land. Chairman Sullivan will update this amendment for the Board's review at their next meeting.

Kevin Conklin made a motion, seconded by Stan Dudrick, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:47 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
April 19, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, April 19, 2023. Present were Chairman Dennis Sullivan, Peter Klose, Judy Wilson, Kevin Conklin, John Hedden, Stanley Dudrick and Selectmen's Representative Greg Grinnell. The meeting was called to order at 6:30 pm.

Review of Minutes

The Board reviewed the Minutes of March 8, 2023. ***Kevin Conklin made a motion, seconded by Stan Dudrick, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

Election of Officers

Stan Dudrick made a motion to elect Dennis Sullivan as Chair, seconded by Peter Klose. Motion unanimously carried by roll call vote.

Dennis Sullivan made a motion to elect Peter Klose as Vice Chair, seconded by Stan Dudrick. Motion unanimously carried by roll call vote.

Select Board Report

Greg Grinnell gave a report on the recently issued Building Permits.

Conservation Commission Report

Chairman Sullivan gave an update on the Conservation Commission and explained that the Foss Mountain Trail Committee is working on a fund-raising effort for upcoming trail work. Chairman Sullivan also noted that US Fish & Wildlife has secured funding for a burn on Foss to maintain habitat for the endangered Yellow-Banded Bumblebee. Chairman Sullivan gave an update on the proposed Foss Mountain prescribed burn and noted that Beth Griffin will be meeting with the Commission to discuss The Grove.

Public Hearing – Steep Slope/Ridgeline Protection Development

John Perrie

At 6:45 pm, Chairman Sullivan opened the Public Hearing on an application from John Perrie for development within the Steep Slope and Ridgeline Protection Zones on Lary Road (R06-008). Chairman Sullivan explained the process for the Public Hearing.

All notices had been posted, all fees paid, and abutters notified. There are no members with a conflict of interest. No correspondence was received. It was noted that a waiver has been filed for a required plan submission, thereby deeming the application complete. ***Peter Klose made a motion, seconded by John Hedden, to accept the application for consideration. Motion unanimously carried by roll call vote.***

John Perrie explained that he purchased the property in 2013 with the intent of building a home with a view of the lake and at that time there was no Ordinance limiting that construction. John Perrie reviewed three potential building sites and noted that Options #1 and #3 are outside of the steep slope zone and that #2 would have the clearest view of the lake with the least amount of tree cutting. John Perrie explained that he believes the topography lines are off and that the area at site #2 is less than 15% grade. John Perrie indicated that he is seeking a waiver for that area as there is only a 4-foot deviation over 850 feet. Chairman Sullivan noted that the area designated for the driveway is indeed a steep slope according to the definition in the Ordinance since the slope rises more than 15 feet when measured over 100 feet in the direction of the slope. Chairman Sullivan stated that it is possible to construct a driveway in that area that has minimal impact to the site and meets required grade after completion.

Kevin Conklin question how much additional cut and fill is required on the existing logging road. John Perrie explained that a few sections have dips to be filled. Judy Wilson questioned the materials to be used for the driveway. John Perrie noted the driveway will be gravel similar to Town roads and the existing access road, which is in stable condition after several years.

Greg Grinnell questioned whether the proposed house sites are permissible, and Chairman Sullivan noted that a waiver for a professional plan has been submitted. Stan Dudrick noted that the sites seem reasonable as it is not a very steep section of the property. Greg Grinnell noted that he would like to see the proposed house site and Chairman Sullivan noted that he and Selectmen Fortin and Reilly did perform a site visit with Jim Doucette.

Chairman Sullivan explained that the Ridgeline Protection regulation prevents building if visible from Route 153, which runs near the lake, and noted that the alternative is to place the house so it is hidden by the trees and to use a terrace for a view of the lake. Jim Doucette stated that there should be a balance if the house blends into the landscape. Greg Grinnell noted that the house could be blended in with colored siding. Chairman Sullivan noted that trees can be cut but not enough to make the house visible from the road. Greg Grinnell questioned whether outside lighting can be addressed to reduce visibility and Chairman Sullivan stated that the Board can address lighting.

Chairman Sullivan explained that the Conservation Commission reviewed the application and read their letter into the record. It was noted that the Commission has recommended a drone be used to assess visibility.

John Perrie stated that site #2 is the preferred location for a house but site #3 is outside of the steep slope and has substantial vegetation. Greg Grinnell questioned if site #3 is

large enough to place a well and septic system and John Perry stated that it does have enough flat area. John Hedden questioned the distance from Route 153 to site #3 and Jim Doucette stated it is easily 2000 to 3000 feet.

The Board reviewed a packet of information submitted by abutter Ken Cargill. Jake Crabbs spoke on behalf of Ken Cargill and explained that the project needs engineering for the driveway as only a short section of the driveway is shown on the plan rather than the 100 feet required by the regulation. Jake Crabbs stated that the existing access road and curve slopes up to 19 percent and that additional engineering is needed to show that the access is acceptable for full-time residency.

Rick Wilcox noted that he is an abutter to the south of this parcel and stated that he does not want Lary Road upgraded. Linda Bittner stated that there is a small body of water on the corner of the existing access road that is wet year-round. Jake Crabbs stated that there will be a significant amount of water running down the access road from Lary Road. John Perrie stated that there is a little pond in that area but that the driveway is completely dry and noted that the soil types have been mapped as well-drained. Chairman Sullivan noted that the existing access road is grandfathered and that the applicant is permitted to maintain and add drainage. Jim Doucette noted that the applicant's business is road construction and drainage and will, therefore, address the issues properly. John Perrie noted that there is drainage in the existing driveway and that the road is extremely stable.

Chairman Sullivan noted that after review of potential grades at the building sites, the Board will want measurements of grades at site #3 and indicated that slopes at the building site could be shown in similar fashion to those submitted at the driveway. John Perrie noted that he is waiting to pursue a septic design until such time as a building site has been finalized.

There being no further public comment or discussion, the Public Hearing was closed at 8:11 pm.

Greg Grinnell noted that a wetland area has been potentially located and questioned whether an engineering plan will be required to prove or disprove slopes and soils. Jim Doucette questioned the extent of the engineering plan. Chairman Sullivan addressed the requirements within the regulations and noted that an engineering plan would show the slopes on two-foot contour lines. Chairman Sullivan also noted that because the issue of potential wetlands was raised, a plan would show whether there are in fact any wetlands in the driveway area. Jim Doucette stated that the Ordinance was written to address projects larger than a single-family residence and questioned whether all the requirements are applicable as it seems excessive. Greg Grinnell noted that a lot layout could be completed by a surveyor and that the driveway slopes should be shown. John Perrie noted that he intended to have a surveyor complete a septic design once the actual building site was determined. John Hedden noted that the plan should also address visibility and site disturbance. Chairman Sullivan noted that engineering plans should be required as a direct abutter could challenge the decisions of the Board. Greg Grinnell questioned whether a drone shot could be provided at the elevation of the proposed building. Chairman Sullivan noted that site #3 looks like the best location.

The Board reviewed a written waiver request for submission of engineering plans. ***Kevin Conklin made a motion, seconded by John Hedden, to deny the waiver request. Motion carried by unanimous roll call vote.***

Jim Doucette noted that the lot is large and requested that the plans focus on 200 feet around the disturbed area. Chairman Sullivan noted that the areas of concern are the driveway and building area. It was the consensus of the Board to consider a smaller area on the plan and that a written waiver be submitted with the plan.

Peter Klose made a motion, seconded by John Hedden, to recess this Public Hearing until May 17, 2023. Motion carried by unanimous roll call vote.

Preliminary Meeting – George Diller

George Diller met with the Board regarding his property on Crystal Lake Road and submitted septic plans for the Board's review. George Diller explained that Ammonoosuc Survey has shown that the only buildable spot on the property is below the road, which has steep slopes. Chairman Sullivan explained the process of the Planning Board and indicated that due to the slopes, a Variance will be required by the Zoning Board of Adjustment. Chairman Sullivan suggested holding a joint meeting to address the issue. George Diller will meet with the surveyor to begin the application process.

Greg Grinnell made a motion, seconded by Peter Klose, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 9:35 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
May 17, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, May 17, 2023. Present were Chairman Dennis Sullivan, Peter Klose, Judy Wilson, Kevin Conklin, Stanley Dudrick and Selectmen's Representative Greg Grinnell. The meeting was called to order at 6:30 pm.

Review of Minutes

The Board reviewed the Minutes of April 19, 2023. ***Peter Klose made a motion, seconded by Kevin Conklin, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

Conservation Commission Report

Chairman Sullivan gave an update on the Conservation Commission and explained that the Foss Mountain Trail was damaged by the rain storm. Chairman Sullivan stated that the prescribed burn was successful and that approximately 70 acres was burned.

Administration

Chairman Sullivan stated that the Hertel subdivision has been finalized and all conditions have been met. Chairman Sullivan noted that plans have been signed.

Chairman Sullivan gave an update on the gas station in Effingham and noted that he requested to be notified of the status of the application.

Public Hearing – Steep Slope/Ridgeline Protection Development - John Perrie

At 6:47 pm, Chairman Sullivan re-opened the Public Hearing on an application from John Perrie for development within the Steep Slope and Ridgeline Protection Zones on Lary Road (R06-008). Chairman Sullivan stated that the applicant has requested a continuance until the next meeting. ***Stan Dudrick made a motion, seconded by Judy Wilson, to recess this Public Hearing until June 21, 2023 at 6:45 pm. Motion carried by unanimous roll call vote.***

Public Hearing -- Subdivision – David & Caroline Powers

At 6:50 pm, Chairman Sullivan opened the Public Hearing on an application by David & Caroline Powers for a two-lot Subdivision at 59 Hatch Hill Road (R11-004). Chairman Sullivan explained the process for the Public Hearing.

All notices have been posted, all fees paid and abutters notified. There are no members with a conflict of interest. No correspondence was received. It was noted that two waivers have been filed for required plan submission, thereby deeming the application complete. **Greg Grinnell made a motion, seconded by Judy Wilson, to accept the application for consideration. Motion unanimously carried by roll call vote.**

Ron Briggs gave an overview of the current lot and stated that the first waiver is regarding the boundary survey as the lot is more than 70 acres in size. Ron Briggs explained that he has submitted a survey plan of the abutting property which shows the boundaries and noted that the remaining boundaries have been blazed and monuments will be set. Ron Briggs noted that the new lot will be 12.3 acres and that the existing logging roads will be used for trails by the current property owners and that easements will be granted for that usage.

Ron Briggs stated that Sheet 2 is the topographical plan and that the wetlands have been delineated by Soil Scientist Peter Cooperdock. Ron Briggs noted that the second waiver is to forego the site specific soil mapping as the lot is larger than 5 acres.

Greg Grinnell asked when the test pits were done and Ron Briggs noted it was after the last rain storm. Greg Grinnell asked whether a driveway has been sited and Ron Briggs noted that a driveway permit has been approved by the Town. Judy Wilson questioned whether the land is in Current Use. Ron Briggs noted that the land will be taken out of Current Use once construction has started.

Chairman Sullivan opened the Hearing for public comment at 7:07 pm. Daniel Brooks questioned the location of the stream and Ron Briggs noted that it is not located on this lot. There being no further comment, the Public Hearing was closed at 7:13 pm.

The Board reviewed the property for possible steep slopes and found a large portion of the lot is not affected by slopes. Judy Wilson questioned the wetlands and Ron Briggs noted they are Hydric B poorly drained soils.

The Board utilized the Finding of Fact checklist to verify that all requirements have been met. The Board reviewed a request to waive the Site Specific Soil Map requirements as set forth in 4.06(e) of the Subdivision Regulations. **Peter Klose made a motion, seconded by Kevin Conklin, to grant the waiver as presented. Motion unanimously carried by roll call vote.**

The Board reviewed a request to waive the boundary survey requirements as set forth in 4.08(a)i of the Subdivision Regulations. **Kevin Conklin made a motion, seconded by Peter Klose, to grant the waiver as presented. Motion unanimously carried by roll call vote.**

Stan Dudrick made a motion, seconded by Judy Wilson, to approve the Subdivision as presented based on the affirmative finding of facts and to authorize the Chair to sign plans out of session. Motion unanimously carried by roll call vote.

By-Laws & Rules of Procedure

The Board reviewed and amended the current Planning Board Rules of Procedure to change the regular meeting time from 6:30 pm to 6 pm. The amendments will be read again at the next meeting prior to adoption.

Zoning Ordinance Amendments

The Board reviewed and revised the proposed amendment to Article V Section C (Wetland Conservation Overlay Zone) of the Zoning Ordinance. Chairman Sullivan explained that he used the wildlife habitat information from the NH Fish & Game and that this amendment utilizes the NHDES language. Chairman Sullivan noted that if a property owner requires a Variance to build, the Conservation Commission and Planning Board should hold a joint meeting with the Zoning Board to discuss the proposal. Kevin Conklin noted that if a property has a small wetland area, the requirement to survey the entire lot seems excessive. Judy Wilson noted that the size of the wetland should be further discussed. Kevin Conklin questioned if the Town needs these regulations if the State already regulates wetlands.

The Board will continue to review and amend the proposed Wetland Conservation regulations at the next meeting.

Greg Grinnell made a motion, seconded by Judy Wilson, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:28 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
June 21, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, June 21, 2023. Present were Chairman Dennis Sullivan, Peter Klose, Judy Wilson, Kevin Conklin, John Hedden and Selectmen's Representative Greg Grinnell. The meeting was called to order at 6:30 pm.

Review of Minutes

The Board reviewed the Minutes of May 17, 2023. ***Kevin Conklin made a motion, seconded by Peter Klose, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

Conservation Commission Report

Chairman Sullivan gave an update on the Conservation Commission and stated that the Foss Mountain Trail will be closed July 10th through July 14th for repairs. Chairman Sullivan stated that the Commission is encouraging the Planning Board to adopt language restricting the permitted dock size to 30 feet on Conway Lake, which would match Conway's regulations.

Zoning Board of Adjustment Report

Peter Klose gave a report on the Zoning Board meeting and stated that the Variance for George Diller was conditionally approved based on Planning Board approval.

By-Laws & Rules of Procedure

The Board reviewed and amended the current Planning Board Rules of Procedure to change the regular meeting time from 6:30 pm to 6 pm. ***Kevin Conklin made a motion, seconded by Judy Wilson, to adopt the amendment to change the Planning Board meeting to 6 pm. Motion unanimously carried by roll call vote.***

Public Hearing – Steep Slope/Ridgeline Protection Development - John Perrie

At 6:45 pm, Chairman Sullivan re-opened the Public Hearing on an application from John Perrie for development within the Steep Slope and Ridgeline Protection Zones on Lary Road (R06-008). Chairman Sullivan stated that correspondence has been received from abutter Adelaide MacMurray-Cooper. Chairman Sullivan stated that the applicant has requested a continuance until the next meeting. ***Peter Klose made a motion, seconded by Kevin Conklin, to recess this Public Hearing until July 19, 2023 at 6:15 pm. Motion carried by unanimous roll call vote.***

Public Hearing – Steep Slope Development – George Diller

At 6:49 pm, Chairman Sullivan opened the Public Hearing on an application by George Diller for development within the Steep Slope Zone on Crystal Lake Road (R03-055).

Chairman Sullivan explained the process for the Public Hearing.

All notices have been posted, all fees paid and abutters notified. There are no members with a conflict of interest. No correspondence was received. It was noted that a waiver has been filed for required plan submission, thereby deeming the application complete. ***Kevin Conklin made a motion, seconded by John Hedden, to accept the application for consideration. Motion unanimously carried by roll call vote.***

Andy Fisher of Ammonoosuc Survey gave an overview of the proposed residential house with associated structures (driveway, septic system and well). Andy Fisher noted that the driveway has been redesigned to meet Eaton requirements and that the septic system has been relocated to minimize the impact on slopes. Andy Fisher stated that the site as designed adheres to State Best Management Practices and the spirit of Eaton's Ordinance.

Greg Grinnell questioned markings on the plan and Andy Fisher stated it is an existing logging road that will be removed. Chairman Sullivan stated that topography plans are required to show where the steep slopes are actually located on the property. Judy Wilson questioned whether a drainage plan has been submitted. Andy Fisher stated that the applicant is seeking a waiver for engineered plans. Andy Fisher stated that the design has been prepared for limited environmental impact.

Chairman Sullivan noted that the elevations of the Lake appear to be off approximately 60 feet. Andy Fisher stated that they used an assumed elevation and that all other topography lines are based on that assumed level.

Chairman Sullivan questioned whether the house could be placed closer to the road to avoid some of the steeper slope. George Diller stated that he does not want the house closer to the road and that the turnaround on the road cannot be relocated. Andy Fisher stated that the house was relocated to minimize the impact on the slopes and noted that the lot is limited due to the Shoreland setbacks. Chairman Sullivan noted that the Zoning Board granted a Variance for development within the Steep Slope Zone because of the overall topography of the property.

At 7:18 pm, Chairman Sullivan opened the Public Hearing for public comment. There being none, the Public Hearing was closed.

The Board reviewed the waiver request for engineered plans. John Hedden questioned whether those plans would include soil testing. Chairman Sullivan noted that the applicant has submitted test pit data. Andy Fisher noted that the State has approved the septic system. ***Kevin Conklin made a motion, seconded by Greg Grinnell, to grant the waiver as presented. Motion unanimously carried by roll call vote.***

Greg Grinnell made a motion, seconded by Kevin Conklin, to approve the Steep Slope Development application as presented. Motion unanimously carried by roll call vote.

Zoning Ordinance Amendments

The Board reviewed and revised the proposed amendment to Article V Section C (Wetland Conservation Overlay Zone) of the Zoning Ordinance. The Board discussed revising the required buffer to only apply to larger wetland areas but note that small wetland areas cannot be disturbed.

The Board will continue to review and amend the proposed Wetland Conservation regulations at the next meeting.

Kevin Conklin made a motion, seconded by Greg Grinnell, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:25 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
July 19, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, July 19, 2023. Present were Chairman Dennis Sullivan, Peter Klose, Stan Dudrick, Judy Wilson, Kevin Conklin, John Hedden and Selectmen's Representative Greg Grinnell. The meeting was called to order at 6:00 pm.

Review of Minutes

The Board reviewed the Minutes of June 21, 2023. ***John Hedden made a motion, seconded by Stan Dudrick, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

Selectmen's Report

Greg Grinnell gave an update on Building Permits issued and noted that the Board is reviewing short-term rentals. Greg Grinnell gave a brief overview of the Capital Improvements Committee.

Conservation Commission Report

Chairman Sullivan gave an update on the Conservation Commission and stated that the Foss Mountain Trail has been reconstructed with a little more work needed on the upper portion. Chairman Sullivan explained that the Willis Bean Road needs repairs because of the May rainstorm and that the Commission is responsible for the repairs as it is a Class 6 road. Chairman Sullivan stated that Nancy Watson has expressed a need for an Ordinance to regulate industrial solar farms and is working on draft language for the Board's review.

Public Hearing – Steep Slope/Ridgeline Protection Development - John Perrie

At 6:15 pm, Chairman Sullivan re-opened the Public Hearing on an application from John Perrie for development within the Steep Slope and Ridgeline Protection Zones on Lary Road (R06-008). Chairman Sullivan reviewed the procedures to be followed for the Public Hearing.

John Perrie noted that the Board required engineered plans be submitted for the house site and disturbed areas. John Perrie explained that plans have been submitted for the new proposed driveway section and house site and that erosion and drainage has been addressed by the engineer. John Perrie noted that three wetland areas have been delineated on the plans.

Chairman Sullivan questioned whether the driveway goes through the wetlands. John Perrie stated that there is a break in the wetlands and that the driveway goes through that area. Greg Grinnell questioned whether the site will be inspected once the project is complete. Jim Doucette asked if the Board would accept a certification by the engineer that the plans were followed and Greg Grinnell stated that is acceptable.

Greg Grinnell questioned the perimeter drains and John Perrie explained the locations for those drains. The Board discussed possible locations for the septic system.

Chairman Sullivan questioned the elevation of the house and John Perrie noted that the house will be 40 feet above existing grade. Chairman Sullivan noted that the tree line is at approximately 758 feet and questioned whether the trees are tall enough to shield the house from Route 153 below. Chairman Sullivan stated that use of a drone was discussed at the last meeting and noted that he wants information on potential visibility of the house.

The Board reviewed the drainage analysis and noted that there is an approximate 1-1/2% increase in run-off. John Perrie stated that a single-family residence with a garage has little to no impact on abutting properties and that the engineer has designed the drainage for the site.

John Perrie gave an overview of the plan showing slopes and stated that the driveway is at a 3% grade and that the structures will be built on land with a slope of less than 15%. John Perrie noted that the driveway area will be smoothed out and that gravel will be added to the existing driveway.

Chairman Sullivan opened the Public Hearing for public comment. Ken Cargill submitted a packet for the Board's review and noted that his concern is the existing accessway. Ken Cargill stated that the accessway is more than 1500 feet in length and is a consistent downward slope and stated that an engineered grading plan should be required as stated in the Ordinance. Ken Cargill stated that after reading April's Minutes, he understood the Board to request engineered plans for the entire driveway. Chairman Sullivan stated that the Steep Slope Ordinance went into effect after the accessway was constructed. Ken Cargill stated that he disagrees and noted that grandfathering does not apply and that improvements in the right-of-way should mean that the accessway is brought up to current standards.

There being no further public comment, Chairman Sullivan closed the Public Hearing. Chairman Sullivan noted that issues have been raised regarding the accessway and questioned whether additional measures will be taken to address drainage. John Perrie explained that growth has been removed and that there are drainage swales on both sides of the driveway the entire length. John Perrie stated that the road has been in place for approximately 10 years with no issues. Greg Grinnell questioned whether the concern is for an abutting property. Ken Cargill stated that using the road daily is an increase and that the concern is for drainage. Ken Cargill stated that if the engineer reviews the design and says it is adequate, he will be satisfied.

The Board discussed grandfathering of the existing accessway. Ken Cargill stated that he will file an appeal if the engineering is not required. Peter Klose questioned where

the accessway begins. Ken Cargill stated that the Town has the right to require upgrades to this access road and that the engineering should be from the discontinued Lary Road to the building site. Kevin Conklin stated that the accessway is for what is being constructed and not what is already existing. Greg Grinnell stated that the Ordinance does require engineered grading plans for all existing access roads. Jim Doucette suggested the Board grant an approval conditional upon submission of an engineered grading plan for the existing driveway. Chairman Sullivan noted that the grading plan will make sure that water runoff is adequately addressed. Jim Doucette stated that any digging for utilities would be outside of the travel and swale area so the existing drainage will not be affected. Chairman Sullivan stated that the spirit of the Ordinance is to minimize drainage impact. Jim Doucette stated that the accessway has a 10-year history of not failing or creating drainage issues. Linda Bittner stated that engineered plans are a small price to pay to make sure the roadway is correct. Ken Cargill stated that a grading plan will address concerns for the increase in use and stated that he will have an engineer review the plan to make sure it works. Chairman Sullivan stated that a grading plan will make sure that drainage does not affect abutting properties. Jim Doucette stated that the road was not part of last month's discussions. Chairman Sullivan apologized and noted that the issue of the road has been raised by an abutter so plans will be needed.

The Board reviewed the waiver requests. Chairman Sullivan noted that waivers for 4(a) and 4(c) will be needed for next meeting to reduce the required area for engineering and hydrology plans.

Chairman Sullivan noted that the issue of visibility also needs to be addressed. Peter Klose stated that the trees will continue to grow and shield the house from being viewed. Kevin Conklin stated that there should be a method to determine visibility.

The Board noted that the following three items are needed for the next meeting: grading plan by a licensed engineer for the existing driveway, corrected waivers and documentation to show visibility.

Kevin Conklin made a motion, seconded by Greg Grinnell, to recess this Public Hearing until August 16, 2023 at 6:15 pm. Motion carried by unanimous roll call vote.

Stan Dudrick made a motion, seconded by John Hedden, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:14 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
August 16, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, August 16, 2023. Present were Chairman Dennis Sullivan, Peter Klose, Stan Dudrick, Judy Wilson, and Selectmen's Representative Greg Grinnell. The meeting was called to order at 6:00 pm.

Review of Minutes

The Board reviewed and amended the Minutes of July 19, 2023. ***Peter Klose made a motion, seconded by Judy Wilson, to adopt the Minutes as amended. Motion unanimously carried by roll call vote.***

Selectmen's Report

Greg Grinnell gave an update on Building Permits issued for a solar system and an ADU.

Conservation Commission Report

Chairman Sullivan gave an update on the Conservation Commission and projects underway. Chairman Sullivan stated that the Commission voted to request that the Planning Board amend the Ridgeline Ordinance to protect the view from Conway Lake. Greg Grinnell noted that if property is buildable, the Board should be careful about limiting building in Town.

Public Hearing – Steep Slope/Ridgeline Protection Development - John Perrie

At 6:15 pm, Chairman Sullivan re-opened the Public Hearing on an application from John Perrie for development within the Steep Slope and Ridgeline Protection Zones on Lary Road (R06-008). Chairman Sullivan reviewed the procedures to be followed for the Public Hearing.

John Perrie, Jim Doucette, Atty. Matt Johnson and Engineer Ian MacKinnon were present for the application. Chairman Sullivan noted that correspondence has been received from abutter Ken Cargill and that the Board has reviewed the letter.

Chairman Sullivan explained that he consulted with Town Counsel regarding the existing access road through the easement with the following conclusions:

1. If the existing roadway is upgraded and/or dug up, the Steep Slope Ordinance would apply.

2. If no changes or utilities are placed in the access road, the road is to be considered grandfathered as it was constructed prior to the Ordinance.
3. If the utilities are within the right-of-way but not within the travel way, and utilities are within a trench which is then filled to existing grade, no approvals are required as vegetative cover is still intact.

Ian MacKinnon explained that the existing road is gravel and that the trench could be placed within the gravel area but outside of the travel lane. Ian MacKinnon noted that the end result is the same grade and road composition if the trench is on the outer portion of the gravel area. Chairman Sullivan noted that the question is whether the access road will be considered grandfathered depending on where the trench is placed. Ian MacKinnon stated that drainage ditches were part of the initial road construction and the roadway is dry and very stable. Ian MacKinnon stated that if required to submit before and after grading plans, they will have the exact same gravel levels. Chairman Sullivan noted that if the existing roadway is altered and subject to the Steep Slope Ordinance, a Variance would be required as the grade cannot meet the 10% requirement. Atty. Johnson stated that the easement pre-dates the Ordinance and that trenching for utilities will not alter the topography or drainage. Atty. Johnson stated that the grandfathering is not lost unless there is a change of use and that burying utilities does not alter the travel lane. Chairman Sullivan noted that the Board may want to consult with Town Counsel once again. Atty. Johnson stated that the access way is located on the subject property, not the road leading to the property which is located on someone else's property.

Peter Klose questioned whether the proposal is to lay the utilities to the side of the road. Ian MacKinnon explained that the gravel area is wider than a travel lane and that the trench could be placed outside of the travel way but still in the gravel material. Greg Grinnell questioned the width of the grandfathered travel way. Ian MacKinnon explained that the gravel would be removed and replaced to the same grade as exists currently. Greg Grinnell noted that the trench should be on the south side away from the abutter. Jim Doucette stated that the gravel is stable and that after 10 years, there have been no issues with the road or drainage.

Jim Doucette stated that a waiver could be submitted to address the grading plan. John Perrie noted that a waiver was granted to a prior applicant. Chairman Sullivan stated that the Board did waive that requirement and accepted a survey plan because adequate information was provided. Judy Wilson questioned the width of the travel way. Ian MacKinnon stated that a typical travel way is 12 feet. John Perrie noted that there is an extra 3 to 5 feet of gravel to bury the utilities without getting into the vegetation. Peter Klose stated that the trench should be to the side of the 12-foot travel way.

Ian MacKinnon reviewed the location of the house and garage and noted that State septic approval will be required prior to building. John Perrie submitted photos taken from a drone to show elevation views. Jim Doucette noted that one set of pictures is at 35 feet and the second at 49 feet, which shows that Route 153 cannot be seen from the proposed building height.

Chairman Sullivan opened the hearing for Public Comment. Jake Crabbs stated that he is representing Ken Cargill and expressed skepticism about the interpretation of the travel way and disturbance of the road surface. There being no further comment, Chairman Sullivan closed the Public Hearing.

The Board reviewed a Waiver Request to Section IV.C requesting the required area to be studied for hydrological, drainage and flooding analysis be reduced to the area within 200 feet of the proposed development area. ***Stan Dudrick made a motion, seconded by Greg Grinnell, to grant the requested waiver. Motion carried by unanimous roll call vote.***

Finding of Facts:

1. The Board found that the existing travel way within the easement is grandfathered because it existed prior to the passage of the Steep Slope Ordinance; burying utility conduit along the side of the road next to the travel way will not change the grade of the road; there is no substantial change of use of the road.
2. Cuts and fills are minimized and grading of cuts and fills will not exceed a 2:1 ratio.
3. Existing natural and topographic features, including vegetative cover, will be preserved to the greatest extent possible. In the event that extensive amounts of vegetation are removed, the site will be replanted with indigenous vegetation and will replicate the original vegetation as much as possible.
4. No section of any newly-constructed driveway will exceed a 10-percent slope.
5. No structure will be built on a slope greater than 25 percent prior to site disturbance.
6. Best Management Practices will be met for stormwater management and erosion and sediment control as defined by NHDES.
7. No practical alternative exists to the proposal and all measures have been taken to minimize the impact that construction activities will have upon the steep slope.
8. No structures, parking areas or cleared areas will be directly visible from Route 153 in the Town of Eaton.
9. Exterior lighting will be less than 2000 lumens per fixture and shall be shielded to conceal the light and illuminated area from view.

Greg Grinnell stated that he would like to require an inspection report once construction has been completed. Ian MacKinnon stated that he will submit an as-built statement once the project has been completed. Chairman Sullivan proposed the condition that any future logging on the property retain a screen between the house and Route 153. It was noted that final plans will be required from the engineer.

Peter Klose made a motion, seconded by Stan Dudrick, to approve this application with conditions: 1. As-Built statement from the engineer after project completion; 2. Any future logging shall leave a screen between the house and Route 153 to shield visibility; 3. Submittal of final, stamped plans by the engineer. Motion carried by unanimous roll call vote.

Peter Klose made a motion, seconded by Greg Grinnell, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:57 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
September 20, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, September 20, 2023. Present were Chairman Dennis Sullivan, Stan Dudrick, Judy Wilson, John Hedden, Kevin Conklin and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:00 pm.

Review of Minutes

The Board reviewed and amended the Minutes of August 16, 2023. ***Stan Dudrick made a motion, seconded by Judy Wilson, to adopt the Minutes as amended. Motion unanimously carried by roll call vote.***

Preliminary Review – Tom Costello

Tom Costello met with the Board to review a potential subdivision of land on Youngs Road. The Board reviewed a map showing slopes and soil types. Chairman Sullivan explained that lot size is based on soil types and that if all lots are larger than five acres, a waiver request could be submitted for the soil mapping. Chairman Sullivan stated that a septic system location will have to be shown on the plan due to the existence of wetlands. The Board reviewed all items required for application submission.

Selectmen's Report

Ed Reilly gave an update on Building Permits issued and the Joint Board meeting to be held on October 17th. Ed Reilly gave an overview of the Capital Improvements Committee and noted that a Public Hearing will be held in December to present the findings.

Conservation Commission Report

Chairman Sullivan gave an update on the Conservation Commission and projects underway. Chairman Sullivan explained that the Willis Bean Road from Foss Mountain Road to the Maine State line was damaged during several rain storms and that the Conservation Commission will be making repairs to the road. Ed Reilly gave an overview of the Public Hearing held by the Selectmen to designate Willis Bean Road as an emergency lane, thereby giving the Commission approval to spend funds on the road repairs.

Administrative

Stan Dudrick gave an update on the Carroll County Broadband Committee and noted that the goal is to work towards providing internet to un-serviced areas.

Judy Wilson questioned the status of cell towers in Town. Ed Reilly explained that the Selectmen met with a representative of Mariner Towers who is conducting research and will report back to the Board.

Zoning Ordinance Amendments

The Board continued working on the proposed Wetlands Ordinance amendments.

Stan Dudrick made a motion, seconded by Kevin Conklin, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:18 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
October 18, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, October 18, 2023. Present were Chairman Dennis Sullivan, Peter Klose, Stan Dudrick, Judy Wilson and Kevin Conklin. The meeting was called to order at 6:00 pm.

Review of Minutes

The Board reviewed and amended the Minutes of September 20, 2023. ***Stan Dudrick made a motion, seconded by Kevin Conklin, to adopt the Minutes as amended. Motion unanimously carried by roll call vote.***

Conservation Commission Report

Chairman Sullivan gave an update on the Conservation Commission and explained that the Commission had questions while reviewing the proposed Wetlands Ordinance. Chairman Sullivan noted that the Commission will continue to review and discuss the Ordinance at their next meeting.

Zoning Board of Adjustment

Stan Dudrick gave an overview of the Public Hearing for a property on Breezy Point and noted that the Hearing has been recessed until November 6th.

Administrative

The Board reviewed a letter from Robert Barker & Timothy Ostendorf and forwarded to the Board of Selectmen.

The Board discussed the newly-adopted application packet for Restoration of Involuntarily Merged Lots.

Zoning Ordinance Amendments

The Board reviewed and revised proposed Zoning Ordinance updates relative to steep slopes, structures, docks, home occupations and recreational vehicles.

The Board discussed the proposed Wetlands Ordinance and agreed to conduct training sessions over the next year prior to proposing the amendment in 2025. The Board

discussed requesting that NHDES or Green Mountain Conservation Group conduct the training sessions.

Peter Klose made a motion, seconded by Judy Wilson, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:03 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
November 15, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, November 15, 2023. Present were Chairman Dennis Sullivan, Peter Klose, Stan Dudrick, Judy Wilson, John Hedden, Kevin Conklin and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:00 pm.

Review of Minutes

The Board reviewed the Minutes of October 18, 2023. ***Stan Dudrick made a motion, seconded by Peter Klose, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

Board of Selectmen Report

Ed Reilly gave an update on two Building Permits issued and noted that only one permit was denied and sent to the Zoning Board of Adjustment for a Special Exception. Ed Reilly gave an update on the Capital Improvements Committee.

Conservation Commission Report

Chairman Sullivan gave an update on the Conservation Commission and noted that Kristy Foster-Carbone will give a presentation on invasive species at the February meeting. Chairman Sullivan explained that he attended a Natural Resource Inventory presentation and will update the soil maps for clarity.

Zoning Board of Adjustment

Stan Dudrick gave an overview of the Public Hearings for property on Eaton Road, which was approved for a non-conforming shed and a property on Breezy Point, which has been recessed until December 18th.

Zoning Ordinance Amendments

The Board reviewed and revised the proposed Zoning Ordinance updates relative to steep slopes, structures, docks, home occupations, recreational vehicles, acceptance of roads, District boundaries and non-conforming structures.

The Board will be holding a Public Hearing on all proposed Amendments on Wednesday, January 17, 2024.

Kevin Conklin made a motion, seconded by John Hedden, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 8:04 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner

**TOWN OF EATON
PLANNING BOARD
December 20, 2023**

The Planning Board held their regular meeting at the Eaton Town Hall on Wednesday, December 20, 2023. Present were Chairman Dennis Sullivan, Peter Klose, Judy Wilson, John Hedden, Kevin Conklin, Stan Dudrick and Selectmen's Representative Ed Reilly. The meeting was called to order at 6:00 pm.

Review of Minutes

The Board reviewed the Minutes of November 15, 2023. ***Peter Klose made a motion, seconded by Kevin Conklin, to adopt the Minutes as written. Motion unanimously carried by roll call vote.***

Board of Selectmen Report

Ed Reilly gave an overview of a Building Permit request for a barn, which was not issued due to questions about future use of the structure.

Zoning Board of Adjustment

Stan Dudrick gave an update on the application for a Special Exception and noted that the applicant withdrew their application so the file has been closed.

Correspondence

Chairman Sullivan gave an overview of the culvert replacement grant program being pursued by GMCG and Saco Headwater Alliance. Chairman Sullivan explained that letters of support for the program are being requested by GMCG and noted that the Selectmen have opted not to send a letter as there are questions that remain unanswered. Ed Reilly explained that one of the important questions is where the culverts are located and whether they are maintained by the Town, State or private property owners. Ed Reilly further stated that as some of the culverts are within State roadways, the NHDOT should be involved in this grant process. Chairman Sullivan stated that he believes it is beneficial to Eaton residents if culverts are upgraded to improve and protect roads during storm events. Chairman Sullivan stated that he wants to submit a letter of support for Phase 1 of the project, which is to hire a professional firm to put together a report on the cost of replacing the culverts within the 13 Towns. Ed Reilly noted that there will be a cost impact to the Town later in the project and that the paperwork required could be cumbersome. Peter Klose noted that there are infrastructure funds available due to the recent flooding issues. Peter Klose explained

that the Town could pursue replacing culverts on their own without applying for FEMA funds. Chairman Sullivan noted that there are 15 culverts on Town roads, with several more that have not yet been assessed, and questioned whether the Planning Board is in favor of sending a letter of support for the grant program. The Board voted in favor of sending a letter of support, with John Hedden abstaining and Ed Reilly voting in the negative.

Zoning Ordinance Amendments

The Board reviewed and revised the proposed Zoning Ordinance updates relative to steep slopes, structures, docks, home occupations, recreational vehicles, acceptance of roads, District boundaries and non-conforming structures. ***John Hedden made a motion, seconded by Stan Dudrick, to take the 11 proposed Zoning Ordinance amendments to Public Hearing on January 17, 2024. Motion unanimously carried by roll call vote.***

Master Plan

The Board discussed putting together a questionnaire to be sent out in the Spring. John Hedden suggested adding a chapter on Economic activity. The following Chapters will be reviewed by Board members for suggested updates and revisions: Chapter 2 – Peter Klose, Chapter 3 – John Hedden, Chapter 4 – Ed Reilly, Chapter 5 – Kevin Conklin, Chapter 6 – Stan Dudrick, Chapter 7 – Dennis Sullivan, Chapter 8 – Judy Wilson.

Judy Wilson made a motion, seconded by Kevin Conklin, to adjourn the meeting. Motion unanimously carried by roll call vote. The meeting was adjourned at 7:57 pm.

Respectfully submitted,

Lianne Boelzner

Lianne Boelzner